



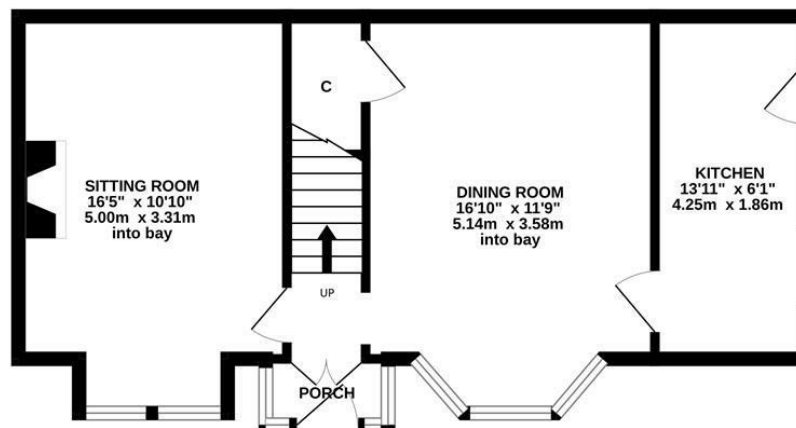


This charming, double fronted home is ideally located to the eastern end of Warton Terrace, Heaton. Positioned adjacent to the Iris Brickfield allotments, Warton Terrace is ideally placed within close proximity to the shops, bars, cafes and popular eateries of Chillingham Road. Retaining many character features, it is positioned perfectly for access to both the city's transport links and the Coast Road.

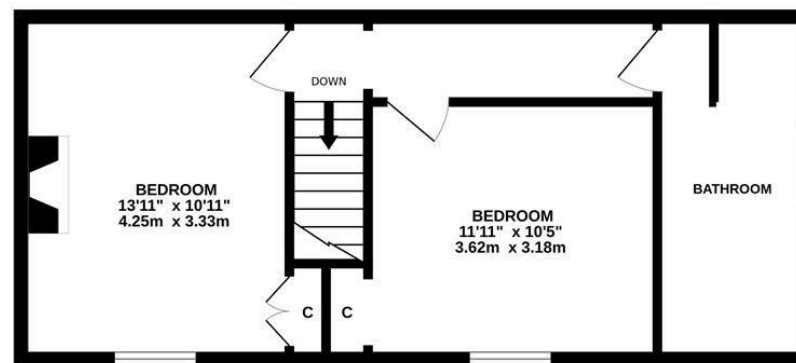
With stripped wood flooring throughout most of the property, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor; sitting room with walk in bay and feature fireplace; dining room with walk in bay and fitted under-stairs storage; kitchen with fitted units, work surfaces and side door access to the yard. The first floor landing gives access to; two double bedrooms, bedroom one with feature fireplace and fitted storage cupboard; bedroom two also with storage area; stylish bathroom complete with four piece suite including a free standing bath, step in shower and spot lighting. Externally, an enclosed south and east facing yard with with artificial grass and a brick built storage area together with walled boundaries and gated access to the rear service lane. Early viewings are essential!

Charming Double Fronted Home | 919 Sq ft (85.4m<sup>2</sup>) | Two Double Bedrooms | Sitting Room | Dining Room | Kitchen | Stylish Bathroom | Enclosed Yard | GCH & DG | Great Location | Freehold | Council Tax Band B | EPC: D

EPC = D

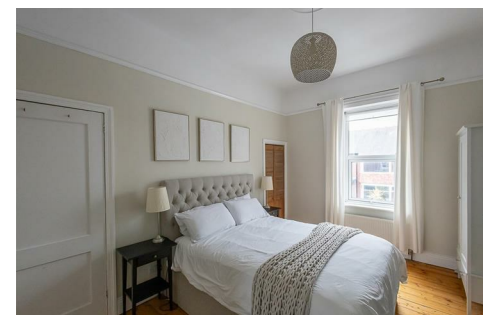


GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £275,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

